

# *The Surf Pines Breeze*

Vol. I, No. 3, March 1994

The Association Newsletter for All Members

## **BOARD REPORT: WHAT HAVE WE BEEN UP TO?**

Beach Paths Those who walk or drive along Ocean Drive may have noticed the six handsome new 4" x 4" posts that mark the established footpaths to the beach. In one case you may wonder where the path is. As soon as weather permits and help can be arranged, the new path between 2384 and 2390 Ocean will be mowed and the Malarkey path will be straightened to conform with dune regulations. The new markers are courtesy of the Choppings, who are supplying others for the beach end of the paths. These will be planted just east of the final dune, so as you return from the beach you can be sure you're on a public path. We urge all walkers to use the marked paths and to respect the privacy of those with beach front property.

Mail Box and Drop Box Surf Pines Water Association and Surf Pines Association have together arranged for the new correspondence box and mail box located next to the security house at the south gate. Ken Buckingham built the attractive drop box and installed it between the two mail boxes so that messages could be conveyed without being posted. Both boards will use both boxes. We hope to encourage members to communicate their comments, concerns, questions, and suggestions. The new mailing address is 2003 Surf Pines Road, Warrenton, OR 97146. Since both boxes serve both associations, PLEASE BE SURE TO ADDRESS YOUR COMMUNICATIONS TO THE CORRECT BOARD, so that we don't receive each other's mail.

Turn Lane We don't yet know when it will happen, but we will have a left turn lane to serve the south entrance. The county is to repaint part of highway 101 north and south of Surf Pines Road to provide a left turn lane and there will be a warning light installed like that at the approach to the north entrance. Work will be done as soon as a work crew is available.

Lights The board is planning to install more lights along Ocean Drive in response to concerns over inadequate lighting along some stretches. The six new poles and lamps will be similar to existing lights.

Storm Cleanup Winter storms have been costly to our trees and much debris has had to be cleared. Residents on Lucas Drive got together and disposed of brush and a number of downed trees but there is still a great deal to be done, especially on vacant land.

Jim Wolf from the State Department of Forestry went through Surf Pines with board members to advise on dangerous conditions and on what should be cleared. After inspection, he wrote a memo to the board on his findings, saying, "...storms have caused significant damage to some of the shore pine stands in these lots, including trees being blown down and tops and limbs of trees being blown out. The resulting slash poses a threat to adjacent homes because of the added fuel on the ground that is available to spread a wildfire...I strongly advise landowners to remove and properly dispose of this dead woody debris."

The board is getting estimates on a tree service to come through Surf Pines several times a year to dispose of felled trees and brush. When the service is in place, residents will be informed of the scheduled clearance and will be able to have debris removed if they cannot take care of it themselves. Owners of vacant land with particular problems are being contacted individually and urged to have refuse removed as soon as possible. If you have tree and brush debris you can dispose of only by burning, talk to Ken Buckingham. He has permission to use the site on Surf Pines Road one more time and will do so in a couple of weeks when conditions permit. Only Ken has access to the area, which is kept locked. NO DUMPING OF ANY KIND IS PERMITTED. Contact Ken for help if you need it: 738-0637.

Spring is here and with it spring cleaning. Lovely as Surf Pines is, it could be lovelier still if we all took care of those battered mail boxes and other cleanup jobs we've been putting off.



Directory A directory of Surf Pines residents is in the works. Anyone who would rather not be listed should let Mary Jane Currier know (2281 Lucas; 738-4381). The directory should be ready for distribution by the annual meeting.

## **REMINDERS:**

The second quarter billing will be mailed early in April; payment is due on receipt. Treasurer Norma Keever reminds those who have not yet paid the January bill that they are in arrears. Please respond promptly.

Please respect the 25 mile per hour speed limit in the best interests of all residents, young or old, two- or four-legged.

A few of the four-legged ones have been running loose and chasing people when they ride bicycles or walk by and there have been complaints. Dogs must be under leash or voice control at all times and are not to constitute a nuisance to others. If you have a problem with a dog, please try to resolve it by contacting the owner.

The campaign to register all Surf Pines cars has been lagging. Cars should be registered with Ken and receive a sticker, in order to enhance security and control of vehicles coming into the area. If you get a new car you must also have a new sticker.

The abundance of daffodils and other spring flowers is a joy to all of us. So please don't pick the blooms that grow in the common areas; leave them for all to enjoy.

### About the Gates

If you need a special gate code for any purpose, ask Ken Buckingham at least a week in advance to give you a number. Do not give your personal number to service callers; there is a service number, which Ken will give you. Other advice about the gates from Ken:

If you use a transmitter, please do not open the gate for a vehicle in front of you.

If you don't use a transmitter, be sure to press your code numbers firmly and slowly.

When leaving please do not open the enter gate with your transmitter; it causes unnecessary wear on the gates.

Please do not drive through gates when the red light is on or the gate is moving.

Please do not enter or exit through the wrong gate.

Please do not use a transmitter when the red light is on or the gate is moving.

Gates were designed to be traveled through at 5 miles per hour; higher speeds can cause problems.

If you are having trouble opening the gate with a transmitter, please check the battery, which is located in the back end of the unit. If the light in front is weak or flickers, the battery needs replacing.

## **NEWS:**

Work is progressing on Surf Pines Landing and for some of us the landscape has changed radically. The access road from Manion Drive has been curved to miss a couple of large, handsome trees and developers assure us they are sparing all the trees they can. Water lines have been connected to Surf Pines line with only one mishap so far as is known; the telephone line on Manion was accidentally cut and several homes were without service for a few hours.

The Water and Association Boards will hold a joint meeting late in April to discuss topics of mutual concern. Any member wishing to attend the joint meeting should contact anyone on either board for the exact date, time, and place.



Many residents will have heard about the dispute over land west of Surf Pines Beach Addition. Thirteen properties at the south end of Ocean Drive are affected. In brief, Mr. James Lucas claims ownership, on the basis of an old deed, to accreted dune and beach land which owners of Beach Addition lots have always thought belonged to them. The County Assessor has created two tax lots in Lucas' name. When the problem was taken before the County Commissioners, the owners were told that only the Circuit Court of Oregon can settle the dispute. They have, therefore, been forced to consult attorneys and will pursue their legal title to the land through the court. The dispute could have ramifications for other property owners along Ocean Drive. Many expressions of support and offers of help have been made by members of Surf Pines, which the 13 owners directly involved greatly appreciate. *The Breeze* will report developments in future issues.

#### **COMMENTS:**

As mentioned above, the new correspondence box is intended to make it easier for members to reach us with their concerns, criticisms, kudos, or questions. The editors of the newsletter have hoped to stimulate a dialogue which will make it possible for us to respond more quickly to your requests. We don't necessarily think all is well just because we don't get complaints. But to improve the way we serve you, your board needs to have your reactions.

No one has yet come up with suggestions for regular columns in *The Breeze* nor have any small ads been submitted. But if there are services available out there and you want to let people know, please send a note with details to Marge Bloomfield.

How about some help with the newsletter? At the moment we issue it quarterly. Would you like it more or less often? Is anyone with a computer/word processor willing to donate a little time to help put it together? Boyd Sanford has generously given his computer help for the last two issues and has spent time composing the format. Our gratitude is his only reward.